



MEMORANDUM

To: Planning Commission

From: Environmental Quality and Land Use Committee

Date: August 28, 2006

Subject: SUP 06-007 – An Amendment to a Special Use Permit for Religious Assembly use and a Special Use Permit for a Day Care Center at 1301 Gladewood Drive in the Rural Residential-1(RR-1) district

Environmental Quality & Land Use Committee Recommendation:

APPROVAL with the following conditions:

1. The “future 1-story addition” as indicated on “Phase 1 and Future Additions Preliminary Site Plan”, dated July 14, 2006 shall be limited to operating hours between 8 AM and 10 PM.
2. On the north side of “New Parking Lot B” as indicated on “Phase 1 and Future Additions Preliminary Site Plan”, dated July 14, 2006, an architectural buffer shall be required. Placement of the buffer yard shall be determined by Staff during the site plan review process.
3. Additional screening of at least a four-foot solid fence shall be mounted in the landscape island, and at the higher elevation, between the upper and lower tiers in the “New Parking Lot ‘B’” as indicated on “Phase 1 and Future Additions Preliminary Site Plan”, dated July 14, 2006.
4. The number of individuals for care, protection, and guidance under the Day Care Center use shall be a number consistent with the existing primary school. There shall not be both a daycare and primary school from operating simultaneously on the site.
5. Deficiencies in the existing stormwater management system shall be corrected prior to the new uses or construction being put into service.

For: Anderson, Crawford, Jones, Oliver, Snyder-Falkinham

Against:

Abstain:

Absent:

In so recommending approval of this Special Use Permit, the Environmental Quality and Land Use Committee finds the request to be in conformity with applicable sections of the Zoning Ordinance and the Comprehensive Plan and to have minimum adverse impact on the surrounding neighborhood or community.



MEMORANDUM

To: Planning Commission

From: Environmental Quality and Land Use Committee

Date: August 28, 2006

Subject: An exception to Section 4338(b)(2) requiring all parking behind the front building line for 1301 Gladewood Drive in the Rural Residential-1 (RR-1) district.

Environmental Quality & Land Use Committee Recommendation:

APPROVAL:

For: Anderson, Crawford, Jones, Oliver, Snyder-Falkinham

Against:

Abstain:

Absent:

In so recommending approval of this Exception, the Environmental Quality and Land Use Committee finds the proposed site plan consistent with the spirit of the requirement given that all parking is behind the single-family houses that front on Gladewood Drive.



MEMORANDUM

To: Planning Commission

From: Environmental Quality and Land Use Committee

Date: August 28, 2006

Subject: An exception to Section 4338(b)(7) requiring the structure be street oriented with pedestrian entrances from the street

Environmental Quality & Land Use Committee Recommendation to waive the requirement for pedestrian entrances from the street:

APPROVAL:

For: Jones, Snyder-Falkinham

Against: Anderson, Crawford, Oliver

Abstain:

Absent:

With a vote of 2 to 3, the Environmental Quality and Land Use Committee recommends not approving an exception and requiring pedestrian entrances from the street.